



## **Statement of Environmental Effects**

alterations and additions to the  
existing dwelling including facade  
upgrade works

**71 Quirk Street, Dee Why**

<b>Client</b>	Buck&Simple
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<b>Document Author</b>	Ryan Gill

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## EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared to support an application for alterations and additions to the existing dwelling including facade upgrade works at 71 Quirk Street, Dee Why.

The objective of the development proposal is to improve the functionality and streetscape appearance of the dwelling in a manner encouraged by the zone objectives and planning controls.

Key aspects of the proposal include a modest expansion of the upper-level floorplate and façade upgrade works to the street-facing elevation. The application also proposes demolition of the parapet wall to moderate building scale.

Our assessment finds that the development proposal is entirely consistent with relevant environmental planning instruments and closely aligns with the objectives and controls contained within relevant planning guidelines.

We have considered core assessment matters including impact on neighbour amenity and streetscape appearance. This report sets out the merits of the proposal in relation to these assessment matters.

Based on our evaluation of the proposal against relevant planning instruments and our detailed consideration of the environmental impacts, we conclude that the proposal is worthy of conditional approval.

# 1. INTRODUCTION

This Statement of Environmental Effects has been prepared to support an application for alterations and additions to the existing dwelling including facade upgrade works at 71 Quirk Street, Dee Why.

The objective of the development proposal is to improve the functionality and streetscape appearance of the dwelling in a manner encouraged by the zone objectives and planning controls.

Key aspects of the proposal include a modest expansion of the upper-level floorplate and façade upgrade works to the street-facing elevation. The application also proposes demolition of the parapet wall to moderate building scale.

The purpose of this document is to evaluate the proposal against relevant planning instruments and to provide a planning assessment of its environmental impacts, as required by section 4.15 of the *Environmental Planning and Assessment Act 1979*.

## 2. SITE AND CONTEXT

This section describes the characteristics of the land which have informed and influenced the proposal. Here we also describe the characteristics of the locality which have been considered in developing the proposal.

### 2.1. SITE DESCRIPTION

The site is located at 71 Quirk Street, Dee Why and the land is legally described as Lot 54 Section A in DP 8139. An aerial photograph identifying the site in yellow shading is provided at Figure 1.



Figure 1 | Aerial image  
(Source: Six Maps)

#### 2.1.1. Site Characteristics

The site is an irregular lot with a ~12.6m frontage to Quirk Street and a depth of ~58m. The site area is 725sqm. The land has a considerable fall from the Quirk Street to the rear.

A Survey Plan illustrating site dimensions and contours is included at **Appendix A**.

Vegetation at the site is typical of a domestic garden and comprises ornamental trees and shrubbery. There are no trees on neighbouring properties likely to be impacted by proposed works.

The site contains a three-storey dwelling with integrated garage. A street-facing balcony projects from the upper-level bedroom. A masonry parapet is situated above the balcony.

### 2.2. LOCALITY DESCRIPTION

The site is situated within Northern Beaches Local Government Area in the suburb of Dee Why.

### **2.2.1. Land Use**

Land use in the immediate locality is almost exclusively low-density residential. A private hospital is situated on the northern side of Quirk Street ~80m west of the subject site.

### **2.2.2. Building Form**

Building form is characterised by multi-storey detached dwellings. Dwelling siting and arrangement in the immediate locality is irregular owing to topographical characteristics and variable subdivision pattern.

Architectural styles are diverse. In-fill development has occurred sporadically over the decades with older housing stock making way to the occasional contemporary dwelling. Roof forms are equally diverse and include skillion and traditional pitched roofs.

There is little consistency in the use of external materials. Contemporary dwellings incorporate rendered masonry finishes, weatherboard, timber batten and steel cladding. Older housing stock more typically comprises of face-brick walls and tiled roofs.

### **2.2.3. Adjacent Development**

Adjacent development is described as follows:

- **73 Quirk Street**

Directly to the east with a frontage to Quirk Street is a two-storey dwelling with integrated single garage accessed from Quirk Street. There are no windows opposing the proposed works. The principal private open space is situated on the southern side of the dwelling.

- **69 Quirk Street**

Directly to the west with a frontage to Quirk Street is a dwelling with detached garage. The dwelling is situated at the southern end of the site. The northern portion of the site is well vegetated and contains a significant rock outcrop. The principal private open space is situated on the southern side of the dwelling.

The building arrangement and orientation responds to the siting and location of neighbouring development and will have no overshadowing or privacy impacts thereby preserving the amenity of neighbours.



### **3. PROPOSED DEVELOPMENT**

This section provides a description of the proposal and should be read in conjunction with accompanying architectural drawings. Here we endeavour to explain how the proposal has been designed to work with site constraints and optimise site opportunities.

#### **3.1. SITE PREPARATION**

##### **3.1.1. Demolition**

Elements of the existing dwelling will be demolished to facilitate upper-level expansion and façade upgrade works. The extent of demolition works is detailed on the architectural plans.

##### **3.1.2. Tree Removal**

No tree removal proposed.

##### **3.1.3. Land Modification**

No land modification work proposed.

#### **3.2. BUILDING WORKS**

##### **3.2.1. Alterations and Additions**

The application proposes alterations and additions to the dwelling including the modest expansion of the upper-level floorplate and upgrade works to the street-facing façade.

The existing street-facing balcony is proposed to be infilled to expand the internal floor area of the bedroom. The expanded floor area is tapered to articulate the elevation. Adjustable aluminium louvres will clad the street-facing elevation of the building. The louvres will function as shading and privacy devices and are intended to modernise building appearance.

The parapet wall above the bedroom is proposed to be removed along with the associated gable roof. A new roof section to match existing hipped form and pitch will be delivered.

##### **3.2.2. Materials**

Proposed external materials include light coloured fascia and aluminium louvres. These materials and colours have been selected because they are robust and respond to coastal context.

A schedule of materials and finishes is supplied with the development application.

## 4. COMPLIANCE SUMMARY

This section provides an evaluation of the proposal against relevant planning instruments as required by section 4.15(1) of the *Environmental Planning and Assessment Act 1979*.

### 4.1. ENVIRONMENTAL PLANNING INSTRUMENTS

#### 4.1.1. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* (SEPP BASIX) applies to BASIX affected development and requires that a BASIX certificate accompany the development application.

The proposed dwelling is BASIX affected development as the cost of alterations and additions will exceed \$50,000. A BASIX certificate is supplied with the development application.

#### 4.1.2. State Environmental Planning Policy No. 55 – Remediation of Land

*State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) states that a consent authority must not consent to development of land unless it has considered whether the land is contaminated and, if contaminated, can be made suitable for the proposed use.

The site has a longstanding history of residential use and is unlikely to contain contaminants that would preclude the proposed alterations and additions and ongoing residential use. The proposed works occur at upper-level and will not involve land modification work.

No further consideration under SEPP 55 is required.

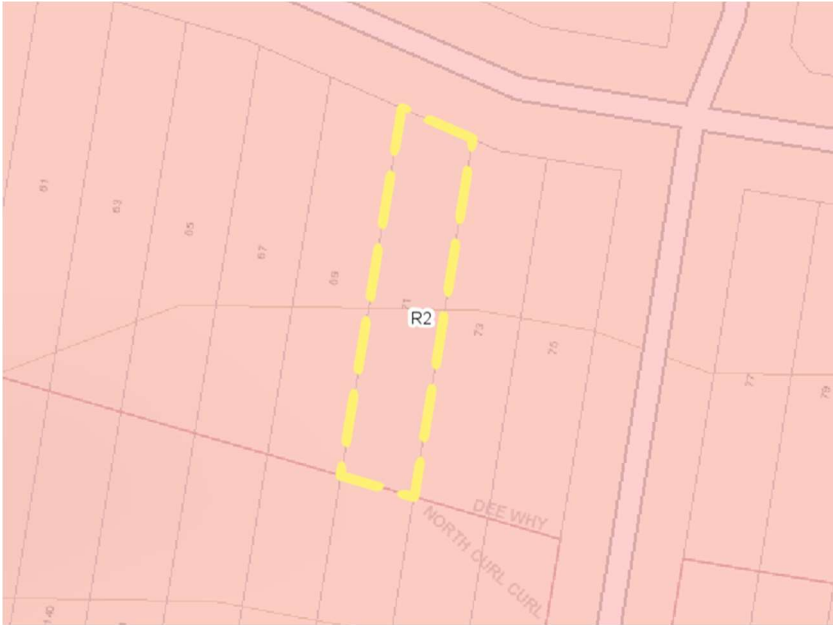
#### 4.1.3. Warringah Local Environmental Plan 2011

Warringah Local Environmental Plan 2011 (WLEP) applies to the site. The site is within Zone R2 Low Density Residential and the proposed development is permitted with consent. An extract of the zoning map is provided at Figure 3.

The objectives for development in Zone R2 are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

The proposed development aligns with the objectives for development in Zone R2 given that alterations and additions will improve existing low density housing stock and preserves landscape setting.



Clause	Standard	Comment	Compliance
	<p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>		
6.4 Development on sloping land	<p>(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and</p> <p>(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and</p> <p>(c) the development will not impact on or affect the existing subsurface flow conditions.</p>	<p>The site is identified as Area B on the <i>Landslip Risk Map</i>.</p> <p>The proposal involves adjustments at the upper level and façade upgrade works. No site disturbance is proposed.</p> <p>There is no risk of landslip occurring because of the development.</p>	Yes

## 4.2. PROPOSED INSTRUMENTS

There are no proposed planning instruments that are relevant to the site or the proposed development.

## 4.3. DEVELOPMENT CONTROL PLANS

### 4.3.1. Warringah Development Control Plan 2011

Warringah Development Control Plan 2011 (WDCP) applies to the site.

The proposal is entirely consistent with relevant development controls contained within WDCP, including those relating to front building setback and side building envelope.

A compliance summary is provided at Table 3.

Table 2 | WDCP compliance summary

Clause	Control	Comment	Compliance
Part B Built form controls			
B1 Wall heights	1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The maximum wall height of proposed works is ~5.6m.	Yes
B2 Number of storeys	1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	The site is not identified on the <i>Number of Storeys Map</i> .	n/a
B3 Side boundary envelope	1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.	The site is shown on the <i>Side Boundary Envelope Map</i> .  The proposed addition occurs within the side envelope plane as indicated on sections supplied with the Architectural Plans.	Yes
B4 Site coverage	1. Development on land shown coloured on the DCP Map Site Coverage	The site is not identified on the <i>Site Coverage Map</i> .	n/a

Clause	Control	Comment	Compliance
	shall not exceed the maximum site coverage shown on the map.		
B5 Side boundary setbacks	1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.	The <i>Side Boundary Setback Map</i> indicates 0.9m setback from side boundaries is required. A side setback >0.9m is provided to the external elevations of the building. The side boundary setbacks are unchanged.	Yes
	2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	No adjustment to existing side setback conditions proposed.	n/a
B7 Front boundary setback	1. Development is to maintain a minimum setback to road frontages.	The <i>Front Boundary Setback Map</i> indicates 6.5m setback from the front boundary is required. The proposed addition has a variable setback owing to tapered arrangement. Minimum front setback is ~7.9m.	Yes
	2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.	The front setback area is landscaped and free of structures.	Yes
	3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be	The front setback area is used for landscaping, driveways and paved pedestrian access. No change to landscape treatment in the front setback proposed by this application.	Yes

Clause	Control	Comment	Compliance
	used for landscaping and driveways.		
B9 Rear boundary setback	1. Development is to maintain a minimum setback to rear boundaries.	The Rear Boundary Setback Map indicates a rear setback of 6m.  No change to rear setback proposed by this application.	n/a
	2. The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback area is landscaped and no adjustments to rear setback treatment proposed by this application.	Yes
Part C Siting Factors			
C2 Traffic, access and safety	2. Vehicle access is to be obtained from minor streets and lanes where available and practical.	Existing vehicular access is from Quirk Street and will be maintained.  There are no alternatives available.	Yes
C3 Parking facilities	1. The following design principles shall be met: • Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site. • Parking is to be located so that views of the street from front windows are not obscured; and • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.	The existing integrated garage is to be retained. The garage door opening is <6m.	Yes
	4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses.  Dwelling house = 2 spaces	The existing integrated double garage is to be retained.	Yes

Clause	Control	Comment	Compliance
C4 Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.	Stormwater runoff from modified roof surface will be discharged to the rear of the site as is presently the arrangement.	Yes
	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	Connections to existing drainage infrastructure proposed.	Yes
C8. Demolition and construction	1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A waste management plan is supplied with the development application.	Yes
C9 Waste management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A waste management plan is supplied with the development application.	Yes
Part D Design			
D1 Landscaped open space and bushland setting	1. The required minimum area of landscaped open space is shown on DCP <i>Landscaped Open Space and Bushland Setting Map</i> .	The Landscaped Open Space and Bushland Setting Map indicates a that 40% of the site is to be provided as landscaped area.  No reduction in landscaped area proposed by this development application.	Yes



Clause	Control	Comment	Compliance
		A calculation plan is included in the Architectural Plans.	
D2 Private open space	1. Residential development is to include private open space for each dwelling.	A large private open space at ground level exists at the rear of the dwelling and will be maintained.	Yes
	2. The minimum area and dimensions of private open space are as follows: Dwelling houses with 3 or more bedrooms = A total of 60m <sup>2</sup> with minimum dimensions of 5 metres	A private open space area of > 60sqm is provided in the rear yard. The private open space area satisfies the minimum dimension requirements.	Yes
	3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.	Private open space is directly accessible from the living area.	Yes
	4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.	The private open space is situated in the rear yard and boundary fencing will ensure privacy.	Yes
	5. Private open space shall not be located in the primary front building setback.	The principal private open space is situated in the rear setback area.	Yes
	6. Private open space is to be located to maximise solar access.	The private open space area will receive sufficient sunlight throughout the day.	Yes
D3 Noise	1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the	Acoustic impact is not anticipated to be an issue. Acoustic impact will be reduced owing to enclosure of the upper level balcony.	Yes

Clause	Control	Comment	Compliance
	receiving boundary of residential and other noise sensitive land uses.		
D6 Access to sunlight	1. Development should avoid unreasonable overshadowing any public open space.	The proposal will not cast shadow over public open space.	Yes
	2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	<p><u>Site</u></p> <p>The private open space area is unchanged and situated at the rear of the site. The area will continue receive ample direct sunlight throughout the day.</p> <p><u>Neighbours</u></p> <p>Shadow diagrams have been prepared at 9am midday and 3pm to demonstrate shadow impact on neighbouring properties.</p> <p>The diagrams demonstrate that no additional shadow is cast over the principal private open space area of neighbours.</p>	Yes
D7 Views	1. Development shall provide for the reasonable sharing of views.	The proposal provides for reasonable sharing of views.	Yes
D8 Privacy	1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	New window openings are street facing and do not allow for views towards neighbouring properties.	Yes
	2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	Living room windows are unchanged.	n/a
	3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	<p>New openings are oriented to the front yard of the property.</p> <p>Window and POS arrangement preserves neighbour privacy.</p>	Yes

Clause	Control	Comment	Compliance
	4. The windows of one dwelling are to be located so they do not provide direct or close views (i.e. from less than 9 metres away) into the windows of other dwellings.	New windows openings are positioned to avoid direct line of sight to neighbouring windows.	Yes
D9 Building bulk	1. Side and rear setbacks are to be progressively increased as wall height increases.	Side and rear setbacks are unchanged.	n/a
	2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.	Expanded floorplate is tapered to articulate the front façade and contribute visual interest.  The use of light-weight louvres on the street-facing elevation serves to moderate apparent building scale and articulate elevations.	Yes
	3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: <ul style="list-style-type: none"> <li>• The amount of fill is not to exceed one metre in depth.</li> <li>• Fill is not to spread beyond the footprint of the building.</li> <li>• Excavation of the landform is to be minimised</li> </ul>	The proposal is limited to modest expansion of the upper-level floorplate and façade upgrade works.  The removal of the parapet wall will reduce apparent scale of the building.	Yes
	5. Orientate development to address the street.	The proposed development addresses the street frontage.	Yes
	6. Use colour, materials and surface treatment to reduce building bulk.	The vertical aluminium louvres will ameliorate apparent building volume	Yes

Clause	Control	Comment	Compliance
		and achieve an aesthetically pleasing building outcome.	
	7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.	Landscaping in the front setback is preserved.	Yes
	8. Articulate walls to reduce building mass.	Façade upgrade works and upper-level floorplate expansion will articulate the street-facing elevation and moderate apparent building mass.	Yes
D10 Building colours and materials	1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.	Proposed external materials include light coloured fascia and aluminium louvres. These materials and colours have been selected because they are robust and respond to coastal context. The development will make a positive visual contribution to streetscape appearance.	Yes
	3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	Colours and materials are selected to complement existing.	Yes
D11 Roofs	2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The parapet wall and associated gable will be removed and replaced with a roof form to match existing.	Yes
	4. Roofs shall incorporate eaves for shading.	Operable louvres will enhance solar protection on northern elevation.	Yes
	5. Roofing materials should not cause excessive glare and reflection.	Replacement tiles will match existing and will not cause excessive glare or reflection.	Yes
D12 Glare and reflection	1. The overspill from artificial illumination or sun reflection is to be	External lighting design and location is yet to be determined, however will	Yes

Clause	Control	Comment	Compliance
	<p>minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> <li>• Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</li> <li>• Minimising the lit area of signage;</li> <li>• Locating the light source away from adjoining properties or boundaries; and</li> <li>• Directing light spill within the site.</li> </ul>	be directed or baffled to avoid light spill.	
	<p>2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> <li>• Indirect lighting;</li> <li>• Controlling the level of illumination; and</li> <li>• Directing the light source away from view lines.</li> </ul>	External lighting design and location is yet to be determined, however will be directed or baffled to avoid light spill.	Yes
	<p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> <li>• Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</li> <li>• Orienting reflective materials away from properties that may be impacted;</li> <li>• Recessing glass into the façade;</li> <li>• Utilising shading devices;</li> <li>• Limiting the use of glazing on walls and</li> </ul>	<p>Reflection off glazed surfaces is not anticipated to be an issue.</p> <p>North-facing openings will be protected by external operable louvres thereby mitigating reflection.</p> <p>The lighter coloured external materials has potential for sunlight reflectivity, however we submit that lighter external colours are compatible with the local aesthetic and reduces heat load on the building.</p> <p>Moreover, owners can modify external cladding as exempt development, and it is beyond council's mandate to regulate colour.</p>	Yes

Clause	Control	Comment	Compliance
	glazed balustrades and avoiding the use of highly reflective glass; and <ul style="list-style-type: none"> <li>Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.</li> </ul>		
D20 Safety and security	1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	Upper-level windows will overlook the street for passive surveillance.	Yes
	2. Service areas and access ways are to be either secured or designed to allow casual surveillance.	There are no service areas proposed. This is an application for a domestic residence.	Yes
	3. There is to be adequate lighting of entrances and pedestrian areas.	Noted.	Yes
	5. Entrances to buildings are to be from public streets wherever possible.	The principal entry is evident from the street. No works to pedestrian entry proposed by this application.	Yes
D22 Conservation of energy and water	1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.	The building design and internal room configuration leverages site orientation and allows for superior solar entry and cross ventilation. Alterations and additions will reduce heat load on north-facing glazing and therefore reliance on artificial climate control.	Yes
	2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.	The proposed alterations and additions will not diminish solar entry to living spaces.	Yes
	3. Buildings are to be designed to minimize	Alterations and additions will reduce heat load on north-facing glazing and	Yes

Clause	Control	Comment	Compliance
	energy and water consumption.	therefore reliance on artificial climate control.	

#### Part E The natural environment

E10 Landslip risk	For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.	<p>The site is identified as Area B on the <i>Landslip Risk Map</i>.</p> <p>The proposal involves adjustments at the upper level and façade upgrade works. No site disturbance is proposed.</p> <p>There is no risk of landslip occurring because of the development.</p>	Yes
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## 4.4. PLANNING AGREEMENTS

There are no planning agreements associated with this site.

## 4.5. THE REGULATIONS

Section 92 of the *Environmental Planning and Assessment Regulation 2000* prescribes additional matters that the consent authority must consider in determining a development application. Each matter for consideration and its relevance to the proposal is noted in Table 3.

Table 3 | Additional matters for consideration (Regs)

Clause	Matter	Relevance
92(1)(b)	In the case of a development application for the demolition of a building, the provisions of <i>AS 2601 The demolition of structures</i> .	Demolition works will be carried out as per the provisions of AS 2601.
92(1)(c)	In the case of a development application for development on land subject to a subdivision order, the provisions of that subdivision order.	The site is not subject to a subdivision order.
92(1)(d)	In the case of certain development on land within 200km of Siding Spring	The site is not within 200km of the Siding Spring Observatory.

Clause	Matter	Relevance
	Observatory, the <i>Dark Sky Planning Guideline</i> .	
92(1)(e)	In the case of a development application for a manor house or multi dwelling housing (terraces), the <i>Medium Density Design Guide for Development Applications</i> .	The development application does not propose a manor house or multi dwelling housing (terraces).
92(1)(f)	In the case of a development application for residential development within the Penrith City Centre, the <i>Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in Penrith City Centre</i> .	The site is not within the Penrith City Centre.



## 5. PLANNING ASSESSMENT

This section provides a planning assessment of the likely impacts of the proposed development, considers the suitability of the site and evaluates whether the development is in the public interest, as required by section 4.15(1) of the *Environmental Planning and Assessment Act 1979*.

### 5.1. IMPACTS ON THE NATURAL AND BUILT ENVIRONMENT

The proposed alterations and additions are sited and designed to optimise occupant amenity and improve the appearance of the dwelling. The development will result in positive built environment outcomes and will have no adverse impact on the natural environment.

Below we outline aspects of the proposal that relate to built environment considerations.

#### 5.1.1. Building Appearance

Part D9 of WDCP contains controls concerning building bulk and requires that walls be articulated, and appropriate colours, materials and surface treatments are incorporated to reduce building mass.

The objectives of the controls are to encourage innovative architecture to improve the urban environment and to minimise the visual impact of development when viewed from adjoining properties and streets.

The application proposes to delete the existing parapet over the bedroom and introduce vertical aluminium louvres along the street-facing elevation of the upper level. A



Figure 3 | Streetscape appearance (Source: Buck & Simple)

The proposed alterations and façade upgrades will moderate scale by eliminating the parapet and introducing a tapered wall alignment at the upper level. The vertical louvres function to reduce heat load on north-facing openings and will also improve streetscape appearance.

We submit that the proposal will improve the urban environment and aligns with the objectives of the building scale controls.

## **5.2. SOCIAL IMPACTS**

The proposal will have a positive social impact from the perspective of dwelling occupants who will enjoy enhanced internal amenity and improved building appearance. Short term disturbance associated with demolition and construction works is possible however mitigation measures such as prescribed hours of work will minimise impact.

Social impacts are primarily positive and adverse social impacts can be mitigated and are short term.

## **5.3. ECONOMIC IMPACTS**

The proposal will have short term economic impact through job creation associated with proposed demolition and construction works. The proposed development will improve housing stock in Dee Why and there will be resultant uplift in property value.

Economic impacts associated with the proposal are positive.

## **5.4. SITE SUITABILITY**

The site presently accommodates a residential land use which is permitted within Zone R2 and compatible with surrounding land use. The development involves modest alterations and additions to existing housing stock in a manner encouraged by applicable zone objectives.

The development is designed to enhance streetscape character and preserve the amenity of neighbouring dwellings. The site does not present any constraints that would preclude reasonable development of the land for residential purposes.

The site is suitable for the proposed development.

## **5.5. PUBLIC INTEREST**

The development will improve housing stock in a manner encouraged by the applicable zone objectives. The development has been designed to respond to site conditions, minimise impacts on neighbours and integrate with the streetscape.

The proposal aligns with the public interest.

## 6. CONCLUSION

This Statement of Environmental Effects has been prepared to support an application for alterations and additions to the existing dwelling including facade upgrade works at 71 Quirk Street, Dee Why.

The objective of the development proposal is to improve the functionality and streetscape appearance of the dwelling in a manner encouraged by the zone objectives and planning controls.

Our report describes the key aspects of the proposal which include a modest expansion of the upper-level floorplate and façade upgrade works to the street-facing elevation. The application also proposes demolition of the parapet wall to moderate building scale.

Our evaluation of the proposal against the relevant planning instruments has found that the proposal is entirely consistent with instrument objectives, development standards, provisions, and controls.

We have assessed the environmental impacts of the proposal and have determined that there are no apparent adverse impacts. We have assessed building appearance and neighbour amenity and consider that development outcomes are site responsive, and no design modification is warranted.

Our report explains that the site is suitable for the development as it is zoned for residential purposes and is compatible with surrounding land use. We establish that the development is in the public interest given the absence of adverse impact and the resultant improvement to housing stock.

We conclude that the proposal is worthy of approval.



## **APPENDIX A | SURVEY**



## **APPENDIX B | ARCHITECTURAL PLANS**



## **APPENDIX C | WASTE MANAGEMENT PLAN**